



Enhancing the value of land assets

May 24, 2006

Mr. James Arnoult
City of Gaithersburg
Planning and Code Administration
31 South Summit Ave
Gaithersburg, Maryland 20877

Re: Crown Property
Road Code Waiver Application
Annexation No. X-182
RCI Project # 1010A

Dear Mr. Arnoult:

On behalf of Crown Village Farm, LLC, Rodgers Consulting is requesting a waiver to the Road Code requirements for the above referenced project. These waivers are being requested to implement the layout that was recommended during the Charrette design process and to create a traditional neighborhood design in accordance with the on-going annexation process. The waivers that are being requested are similar to those already approved in the Kentlands, Lakelands and Casey West developments.

This summary, along with the Road Code Waiver Exhibit, includes the proposed road sections, radii, intersection spacing, median breaks, and roundabouts included in this waiver request. Below, please find a breakdown of each road proposed.

Typical Residential Streets, Section "A" – Typical One Way Residential Street consisting of a 34-ft right-of-way.

	Proposed
Min. R.O.W. Width	34'
Min. Pavement Width	20'
Min. Side Width	13'
Min. Median Width	Varies
Min. C/L Radius	75'
Curb and Gutter	Yes
Sidewalk	Yes (5')
Parking	Yes

EXHIBIT F-1

Typical Residential Alleys, Section "B" – Typical Residential Alleys consisting of a 25-ft private right-of-way.

	Proposed
Min. R.O.W. Width	25'
Min. Pavement Width	14'* to 20'
Min. Side Width	2.5' to 5.5'
Min. Median Width	N/A
Min. C/L Radius	N/A
Curb and Gutter	Yes
Sidewalk	No
Parking	No

* Alley Pavement width of 14' only permitted when not required for fire lane or to accommodate truck turning.

Typical Residential Streets, Section "C" – Typical Residential Streets consisting of a 50-ft right-of-way.

	Proposed
Min. R.O.W. Width	50'
Min. Pavement Width	26'
Min. Side Width	12'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk	Yes (5' & 5')
Parking	No

Typical Residential Streets, Section "D" – Typical Residential Streets consisting of a 60-ft right-of-way.

	Proposed
Min. R.O.W. Width	60'
Min. Pavement Width	34' (20')*
Min. Side Width	13'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk	Yes (5' & 5')
Parking	Yes

* Pavement Width Without Parking

Decoverly Drive (Extended) & Fields Road- Between Washingtonian Boulevard and Decoverly Drive (Extended) - , Section "E" – Decoverly Drive (Extended) is a multi lane road within a 150-ft right-of-way, designed to accommodate the future CCT.

	Proposed
Min. R.O.W. Width	150'
Min. Pavement Width	2-29' (22')*
Min. Side Width	21'
Min. Median Width	50'
Min. C/L Radius	300'
Curb and Gutter	Yes
Sidewalk	Yes (5' & 8')
Parking	Yes

* Pavement Width Without Parking

Notes:

1. R/W width may increase at intersections to accommodate splitter islands at traffic circle.
2. Decoverly Drive- 2 Lanes of traffic with turn lanes as needed.
3. Fields Road- 4 Lanes of traffic with no turn lanes.
4. Transition from existing Decoverly Drive (4 Lanes) to proposed Decoverly Drive (2 Lanes) to be accommodated in 150' R/W with CCT transitioning from the center median to the south side as shown.

Typical Residential Streets, Sections "F" & "FP" – Typical Residential/Commercial Streets consisting of a 74-ft right-of-way.

	Proposed
Min. R.O.W. Width	74'
Min. Pavement Width	2-17' (10')*
Min. Side Width	20'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk	Yes (Varies)
Parking	Yes

* Pavement Width Without Parking

Notes:

1. Width may vary to accommodate turn lanes.
2. R/W width may increase at Street "G" & Street "F" to accommodate intersection design.

Diamondback Drive (Extended), Sections "G" and "H" – Diamondback Drive (Extended) is a multi lane road within an 80-ft right-of-way.

	Proposed
Min. R.O.W.	80'
Min. Pavement Width	2-18' (11')*
Min. Side Width	22'
Min. Median Width	N/A
Min. C/L Radius	300'
Curb and Gutter	Yes
Sidewalk	Yes, See Exhibit
Parking	Yes

* Pavement Width Without Parking

Notes for Section "G":

1. Width may vary to accommodate turn lanes.
2. R/W width may increase at intersections to accommodate splitter islands at traffic circle.

Notes for Section "H":

1. Width may vary to accommodate turn lanes.
2. Transition from existing Diamondback Drive (4 Lanes) to proposed Diamondback Drive (2 Lanes) as shown.

Typical Residential Streets, Section "I" – Typical Residential Street consisting of a 74-ft right-of-way.

	Proposed
Min. R.O.W.	74'
Min. Pavement Width	34' (20')*
Min. Side Width	20'
Min. Median Width	N/A
Min. C/L Radius	100'
Curb and Gutter	Yes
Sidewalk	Yes, (5'&5')
Parking	Yes

* Pavement Width Without Parking

Fields Road, Sections "J" and "K" – Fields Road is a multi lane road, within a 100-ft right-of-way.

	Proposed
Min. R.O.W.	100'
Min. Pavement Width	2- 22', See Exhibit
Min. Side Width	16'
Min. Median Width	2' to 20'
Min. C/L Radius	300'
Curb & Gutter	Yes
Sidewalk	Yes, See Exhibit
Parking	Yes, See Exhibit
Roundabouts	Yes, See Exhibit

Notes for Sections "J" & "K":

1. Width may vary to accommodate turn lanes.
2. R/W width may increase at intersections to accommodate splitter islands at traffic circle.

Typical Residential Streets, Section "L" – Typical Residential Street consisting of a 76-ft right-of-way.

	Proposed
Min. R.O.W.	76'
Min. Pavement Width	2-20' (13')*
Min. Side Width	13'
Min. Median Width	10'
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk	Yes, (5'&5')
Parking	Yes

* Pavement Width Without Parking

Entrance from Sam Eig Highway to Diamondback Road, Section "M" – A major dual road within an 80-ft right-of-way.

	Proposed
Min. R.O.W.	80'
Min. Pavement Width	2-18' (11')*
Min. Side Width	22'
Min. Median Width	N/A
Min. C/L Radius	300'
Curb and Gutter	Yes
Sidewalk	Yes, (Varies)
Parking	Yes

* Pavement Width Without Parking

Notes:

1. Sidewalk and grass strip vary depending on adjacent use (Commercial vs. Residential).
2. R/W increases at Sam Eig Highway to accommodate ingress/egress lanes.

There may be modifications to the road sections at SDP and Site Plan phases of the development to accommodate the City or owner comments.

Should you have any questions or require additional information, please do not hesitate to contact me at 301-948-4700.

Sincerely,
Rodgers Consulting, Inc.



Michael J. Kay, M.S., P.E.
Associate

Enclosures

Cc: Crown Village Farm, LLC
Steve Coniglio, KB Home
Barbara Sears, Linowes and Blocher LLP
Gary Unterberg, RCI